



CITY OF ANAHEIM NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: July 9, 2020
TO: Public Agencies and Interested Parties
FROM: City of Anaheim
SUBJECT: 3175 West Ball Road Apartments Project (Development Case No. 2016-00074)

NOTICE IS HEREBY GIVEN that the City of Anaheim (City), as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the 3175 West Ball Road Apartments Project (Proposed Project) in accordance with the California Environmental Quality Act (CEQA). The IS/MND discloses potential environmental impacts associated with the Proposed Project and recommends Mitigation Measures to reduce the identified significant impacts to less than significant. The Mitigation Measures discussed in the IS/MND are conditions of approval for the Proposed Project. The IS/MND will be released for a **30-day Public Review and Comment Period from Thursday, July 9, 2020 to Monday, August 10, 2020.**

NOTICE IS HEREBY GIVEN that the Anaheim City Planning Commission will consider the Proposed Project at a public hearing on Monday, August 31 at 5:00 PM; and the City Council will tentatively consider the Proposed Project at a public hearing tentatively scheduled on Tuesday, September 29, 2020 at 5:30 PM. The public hearings will take place via teleconference pursuant to Executive Order N-29-20. The Public Hearings will be to consider the following actions related to the Proposed Project:¹

- Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- A General Plan Amendment (GPA2016-00510) to change the Project Site's General Plan Land Use Designation from General Commercial to Medium Density Residential;
- A Zoning Reclassification (RCL2016-00297) to change the Project Site's zoning from the General Commercial (C-G) Zone to the Multiple-Family Residential (RM-4) Zone; and
- An Administrative Adjustment (ADJ2020-00444) to allow reduced landscape setbacks of 16-feet adjacent to an arterial highway where 20-feet would be required; and an interior structural setback of 18-feet where 20-feet would be required.

Proposed Project: 3175 W Ball Road Apartments
Case Numbers: General Plan Amendment No. GPA2016-00510
Reclassification No. RCL2016-00297
Administrative Adjustment No. ADJ2020-00444

Project Applicant: Sarkis Tartarian

PROJECT LOCATION

The Proposed Project would be located at the **3175 West Ball Road, Anaheim, California 92804** (Assessor's Parcel Number 250-051-03). The approximately 0.36-acre parcel is located at the northeastern corner of the signalized intersection of Ball Road and Western Avenue.

PROJECT DESCRIPTION

The Project Applicant proposes to construct an 11-unit, 3-story apartment building, along with associated on-site and site-adjacent improvements such as parking, pedestrian walkways, and landscape areas on an approximately 0.36-acre parcel. In total, the Proposed Project would include 16,917 square feet of building area.

¹On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). With this action and other related actions, the City closed City Hall, including Council Chambers to public access. However, public hearings will take place via teleconference, until further notice. More detail can be found here: <http://www.anaheim.net/5462/40237/SPECIAL-NOTICE-REGARDING-COVID-19>.

The Project Site is on the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others. The Project Applicant has submitted a signed Hazardous Waste and Substances Statement to the lead agency required under Section 65962.5(f).

PUBLIC REVIEW

The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website (www.anaheim.net, go to the Planning and Building Department and click on the link to Current Environmental Documents) and at the following location:²

City of Anaheim
Planning Department
200 South Anaheim Blvd.
Anaheim, CA 92805

All public agencies and interested parties are invited to submit written comments on the IS/MND for consideration by the Planning Commission and the City Council. Due to the time limits mandated by State law, please send your written comments at the earliest possible date and no later than 5:00 PM on Monday, August 10, 2020.

COMMENTS

Please submit your written comments to Andy Uk, Associate Planner, at the City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, California 92805 or by email at AUk@anaheim.net.

NOTICE OF PUBLIC HEARINGS

Please also be informed that the Anaheim City Planning Commission and City Council will hold public hearings in the Anaheim City Council Chamber in the Civic Center, 200 South Anaheim Boulevard, Anaheim, on the dates and times listed below to hear public testimony and to consider adopting the MND and approving the proposed actions.

PLANNING COMMISSION PUBLIC HEARING

Date: August 31, 2020, 5:00 PM

CITY COUNCIL PUBLIC HEARING *(Tentative)*

Date: September 29, 2020, 5:30 PM

WHO TO CONTACT?

For more information, please call Andy Uk, Associate Planner, at (714) 765-5238 or email at AUk@anaheim.net.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION REGARDING ANY ITEM ON THE AGENDA FOR THIS MEETING (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING AND BUILDING DEPARTMENT DURING REGULAR BUSINESS HOURS. ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN CORRESPONDENCE TO THE PLANNING COMMISSION. IF YOU CHALLENGE ANY ONE OF THE CITY OF ANAHEIM'S DECISIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED PRIOR TO THE PUBLIC HEARINGS DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARINGS. A COPY OF THE PLANNING COMMISSION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING AND BUILDING DEPARTMENT AND THE CITY WEBSITE WWW.ANAHEIM.NET/PLANNING (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.

²On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). In conjunction, with this action and other related actions the City closed Public Libraries to public access. Therefore the IS/MND is not available in these locations. The Planning Counter at City Hall is open to the public and a paper copy of the Initial Study/Mitigated Negative Declaration is available there for public review.